

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for February 15, 2006 PLANNING COMMISSION MEETING

P.A.S.: Change of Zone #06004 - Parking for miniwarehousing

PROPOSAL: Text amendment to :

City *Zoning Ordinance*, Chapter 27.67.040, Parking Requirements, to adjust the parking for miniwarehousing.

CONCLUSION: This amendment would clarify and reduce the parking requirements for miniwarehouse/ministorage facilities.

RECOMMENDATION:

Approval

ANALYSIS:

1. This proposed zoning amendment would adjust the parking requirement for ministorage/miniwarehouse to reduce the required stalls for clients at the managers office and to clearly state that 20 foot lanes can meet the parking within the facility.
2. This change was initiated by the Planning Director, after it was noted in a text amendment for the County that parking for miniwarehousing in Lincoln appeared excessive, unused and somewhat ambiguous.
3. A review of the literature, including 2002 reports by the American Planning Association and The Self Storage Association (excerpts attached) note that there are no national standards and local requirements vary widely. The Lincoln proposal would appear to be in the mid range of parking for other localities.

Proposed Language:

Chapter 27.67. Parking

27.67.040 Parking Requirements; Special Conditions.

The following special conditions shall apply to the listed uses in place of the parking requirements found in Section 27.67.020:

- (d) The following uses have special parking demands or high traffic generation, and are required to provide minimum parking as follows:

(3) Miniwarehousing:

~~(i) One space for each ten storage cubicles, equally distributed throughout the storage area. This parking requirement can be accomplished with the parking lanes as set forth in (iv) below;~~

~~(ii) Two spaces for manager's quarters;~~

~~(iii)~~(ii) One space for every ~~twenty-five~~ 200 storage cubicles to be located at the project office for the use of clients, provided,

~~(iv) Storage area parking may be provided by having access lanes and roads of such to the storage area are twenty foot in width to allow vehicles to unload and pass. If access lanes and roads are less than twenty feet in width, parking at a rate of one space per ten storage cubicles shall be provided equally throughout the storage area.~~

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Parking Standards

mini-warehouse (see also *self-storage facilities*)

- 1 space per 10 storage cubicles, plus 2 spaces per manager's residence (*Grand Forks, N. Dak., pop. 49,321*)
- 1 per 44 storage units spread throughout the development, plus 2 for manager (*Reno, Nev., pop. 180,480*)
- 1 per 25 storage units, plus 1 per employee; no less than 4 (*Hickory, N.C., pop. 37,222*)
- 1 space per 100 storage units, and 2 spaces per on-site caretaker residence (*Blacksburg, Va., pop. 39,573*)
- 1 space per 300 square feet of administrative office space, plus 1 space per each 50 storage spaces (*Scottsdale, Ariz., pop. 202,705*)
- 1 space per 10 units or 4000 square feet storage area, whichever is greater (*Baton Rouge, La., pop. 227,818*)
- 1 space per 20 units, plus office use (minimum of 5 customer spaces) (*Richardson, Tex., pop. 91,802*)
- 5 spaces in the vicinity of the leasing office and 27 foot minimum drive aisles adjacent to all storage unit doors (*Clark County, Nev., pop. 1,375,365*)

Minimum: 1 space per 1,000 square feet of site area

Maximum: 1.3 spaces per 1,000 square feet of site area (*Gresham, Ore., pop. 90,205*)



Bicycle Parking Standard: 2 or 0.1 space per 1,000 square feet of site area (*Gresham, Ore., pop. 90,205*)

self-storage facility (see also *miniwarehouse*)

- Minimum of 5 additional spaces or 1 space per 100 storage units, whichever is greater (*Jupiter, Fla., pop. 39,328*)
- 1 space per 20 rental units, plus 2 spaces for the office; rows between storage buildings shall be designed to allow for simultaneous vehicle parking and passage (*Columbia, Mo., pop. 84,531*)
- 1 space per 75 storage bays; minimum of 3 spaces (*Leucua, Kans., pop. 40,238*)
- 1 parking space for every 2,000 square feet of storage space (*Santa Clarita, Calif., pop. 151,088*)
- 1 per 5 storage bays or 1 per 1,000 square feet, whichever produces more spaces (*Blue Springs, Mo., pop. 48,080*)
- 1 space per 900 square feet of gross floor area (*Mesa, Ariz., pop. 396,375*)

Minimum: 1 space per 1,000 square feet of site area

Maximum: 1.3 spaces per 1,000 square feet of site area (*Gresham, Ore., pop. 90,205*)

Minimum: 1 per 200 square feet of gross floor area

Maximum: 1 per 100 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 2 or 0.1 space per 1,000 square feet of site area (*Gresham, Ore., pop. 90,205*)

Bicycle Parking Standard: 1 per 40 storage units (*Tigard, Ore., pop. 41,223*)

APA

American Planning Association

PAS

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SELF STORAGE STANDARDS AND THE MODERN COMMUNITY



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SSA

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in 1989 nearly 60 % of the respondents gave us responses in specific square footages. This year 57.1 % gave the response "varies with zone," and of the remaining 42.8 %, 18 or 23.4 % permitted sign faces with between 101 and 400 square feet. The remaining 13, or 16.9 %, restricted signage to 100 square feet or less. These are shown below.

Santa Rosa, CA	-100
Plano, TX	-100
Fontana, CA	-100
Independence, MO	-100
Livonia, LA	-100
	(wall sign only)
Boise, ID	-80
Peoria, IL	-70

PARKING

We didn't find any degree of universality of parking standards in our 1989 survey. The results are unchanged in our 2000 survey. We continue to find that some cities have parking standards based on number of employees, minimum number of spaces, fixed number of spaces, separate standards for the office and storage units, etc. These are shown in Table 8.

PARKING FOR OFFICE

The central tendency was to base office parking on square feet of office space to determine off-street parking requirements. This is not surprising, considering use of gross floor area (gfa) is a very common method for calculating parking requirements. Requirements based on square feet of office space, plus a fixed number of spaces for the resident manager's quarters or square feet of office plus number of employees, are similarly to be expected.

TABLE 8
METHODS OF DETERMINING
OFF-STREET OFFICE PARKING
REQUIREMENTS

	NUMBER	PERCENT
Square Feet of Office Space	26	32.5
Absolute Minimum	10	12.5
Not Designed Separately	10	12.5
Number of Employees	7	8.8
Number of Employees Plus Square Feet of Office	3	3.8
Manager Quarters Plus Square Feet of Office	11	13.8
None Required	2	2.5
Other Methods	11	13.8

Based on 80 responses.

The range of standards imposed by the 42 responding cities which use square feet of office in determining parking requirements is interesting. As Table 9 shows, the standard ranges from 1 space per 200 feet gfa of office to 1 space per 5,000 feet gfa.

TABLE 9
PARKING STANDARDS BASED ON
GROSS SQUARE FEET OF OFFICE
SPACE

	NUMBER	PERCENT
1/200 gfa	6	14.3
1/250 gfa	12	28.6
1/300 gfa	9	21.4
1/375 gfa	1	2.4
1/400 gfa	8	19.0
1/500 gfa	3	7.1
1/1,000 gfa	1	2.4
1/5,000 gfa	2	4.8



The number of parking spaces required based on an absolute is reasonable ranging from two to five. San Bernardino, CA has a requirement for seven parking spaces, but this includes the office, resident manager and customers visiting units. Greensboro, NC requires five spaces for the entire facility.

In our 1989 survey, we found several cities established office parking requirements in part, based the number of units. None of our responding cities in the 2000 study did so.

PARKING FOR CUSTOMERS USING UNITS

The most popular standard for parking requirements for customers using their storage units continues to be gross floor area (gfa). As shown in Table 10, 41.2% of all respondents utilizes this standard, versus 38.0% in 1989. What is very gratifying to see is that in our 2000 survey, 33.8% of respondent cities have no parking requirements contrasted with only 16.7% in 1989. We believe this reflects more and more cities are coming to recognize self storage facility developers are not going to build facilities with inadequate unit access. It may also mean that some cities see self storage as a unique type of warehousing, but with a different customer base and fewer employees and they simply don't know what standards to use.

TABLE 10
METHODS FOR DETERMINING
PARKING REQUIREMENTS FOR
CUSTOMERS USING UNITS

	NUMBER	PERCENT
Gross Floor Area	33	41.2
Number of Storage Units	16	20.0
None Required	27	33.8
Minimum Aisle Width	1	1.2
Number of Warehouse Employees	3	3.8

Customer parking requirements based on gfa of units ranges from one space per 250 square feet to one per 20,000 square feet. The range of requirements is shown in Table 11. The central tendency was 1/1,000 gfa.

TABLE 11
PARKING REQUIREMENTS
BASED ON GROSS FLOOR AREA OF
STORAGE UNITS

	NUMBER	PERCENT
1/250 gfa	1	3.0
1/500 gfa	1	3.0
1/1,000 gfa	8	24.2
1/2,000 gfa	5	15.2
1/5,000 gfa	5	15.2
1/10,000 gfa	3	9.1
1/20,000 gfa	1	3.0
Variable gfa	5	15.2
Other gfa	4	12.1

33 responding cities base their requirements on gross floor area

Albany, NY, and Newport News, VA, have respective standards of 1 per 250 and 1 per 500 square feet of gfa of storage space. Simi Valley, CA requires 1 per 20,000 with a minimum of three spaces. Simi Valley also requires one parking space for every 50 boats or vehicles parked.

Jackson, MS requires 1 parking space for every 10,000 square feet of climate controlled space, otherwise a total of five spaces. Charlotte, NC's standard is 0.25 parking space per 1,000 gfa, Anaheim, CA's is 0.27 space per 1,000 gfa and Lakewood, CO requires 0.35 space per 1,000 square feet of gross floor area.

Of the 16 responding cities which require parking based on number of units, 12 have standards ranging from one space per 10 units to one space per 30 units. Springfield, MO requires a parking space for every unit with a door which opens on a driveway. Moreno Valley requires one space per 100 units.

RESIDENT MANAGER

Increasingly, owners/operators of self storage facilities are moving away from having resident managers. Primary reasons for this are cost savings (labor and space required for office parking), enhanced automated operational and security systems and manager burnout. Ironically, a higher